



**MEETING MINUTES
PLANNING AND ZONING COMMISSION
October 1, 2015**

The Planning and Zoning Commission of the City of Palestine convened in a Regular Meeting on October 1, 2015 in the City Hall Council Chambers, 504 N. Queen Street, Palestine, Texas, with the following people present:

Names of Members Present: Dan Davis, Chairman, Mary Cox, Richard Farris, Jr., Edwina Miller, Alex Nemer, III, and Bob Snow
Absent: James Neel Warren, III,

Other staff present: Jeffrey Lyons, Director of Development Services and Alene Leveston, Administrative Assistant

CALL TO ORDER – REGULAR MEETING

Chairman Davis called the Regular Meeting to order at 1:30 p.m.

APPROVAL OF THE MINUTES

Commissioner Farris made a motion to approve the minutes of the September 3, 2015 regular meeting, seconded by Commissioner Snow. Upon vote, the motion carried unanimously.

REGULAR AGENDA

Conduct a public hearing and consider making a recommendation to the City Council on a zoning change request to rezone 21± acres on the north side of Murchison Street, approximately 1,100 feet to the west of N. Loop 256 from I-1, Light Industrial to R-2, Single Family Detached, Medium Density District. The 21± acres are part of a 31.60 acre tract recorded in Volume 1674, Page 87 of the Anderson County Deed Records. Case XZ-15-12 Applicant Mr. Jeffrey Jons.

Chairman Davis opened the public hearing. Those who spoke in favor were applicant Jeffrey Jons, owner of the property who stated that he would like subdivide the property into single family lots for future sale and place a commercial development on the portion of the property that will remain industrial. Bill Murray, Pastor of Christ Community Church was neutral on the request and stated that he was concerned with the increased pedestrian traffic once the lots were developed but was generally not opposed to residential development at this location. Those who spoke in opposition of the request were Mr. Vernon Denmon who stated that he opposed any type of multifamily development. With no further speakers, the public hearing was closed.

Jeffrey Lyons, Development Services Director presented the request to the Commission and stated that the rezoning, if approved would not allow more than one single family dwelling on a single lot and stated that the rezoning was in accordance with the comprehensive land use plan and map.

Upon conclusion of the discussion, Commissioner Miller made a motion to approve the request, seconded by Commissioner Nemer. Upon vote, the motion carried unanimously.

OTHER BUSINESS

Staff updated the Commission on previous Council action regarding zoning change requests and development items.



ADJOURN

With no other business to come before the Planning and Zoning Commission, the meeting was adjourned at 2:40 p.m.


Dan Davis, Chairman

ATTEST:


Alene Leveston, Development Services
Administrative Assistant